

Bay Fair BART TOD & Access Plan Public Workshop Summary

Date of Meeting: Saturday, September 16, 2006 (9:00 a.m. – 12:00 p.m.)

Project Team: Tim Chan, Val Menotti, Joe Kott, Brian Stokle, Clark Wilson, Dipti Garg, Matt Ridgeway, Dena Belzer, Melissa Edwards

Other Attendees: Director Bob Franklin (BART), Councilmember Glenda Nardine, Sally Barros, Hanson Hom, Tim Ricard and Pete Ballew (San Leandro), Supervisor Alice Lai-Bitker, Marita Hawyrluk, Jim Jukich and Paul Liskey (Alameda County),

Location: Bayfair Center, 15555 East 14th Street, San Leandro, CA

Summary:

Tim Chan welcomed everyone and reviewed the agenda. Director Bob Franklin, Councilmember Glenda Nardine and Supervisor Alice-Lai Bitker provided opening remarks. To squelch rumors of eminent domain, they informed the audience that the study would make no such recommendations. A PowerPoint presentation was delivered by Tim Chan, Clark Wilson and Dena Belzer. Tim presented the project overview and access issues and opportunities. Clark discussed existing land use conditions and what is transit-oriented development. Dena discussed the demographics, opportunity sites and market analysis. The presentation was followed by a Q&A session. The public was encouraged to ask questions, make verbal comments at the workshop and/or submit written comments by September 22nd. The presentation was followed by a site tour that consisted of organized groups lead by the project team member. The groups walked the segment between Bay Fair BART Station and Bayfair Center and discussed access improvements and development opportunities in this area. The groups returned to Bayfair Center after the tour and a representative from each group presented comments to the others.

The following summarizes comments received at the workshop, site tour and via email.

Summary of comments

Bayfair Center

Uses

- The mall serves mainly the young people. Want a broader range of stores (including brand stores) for adults such as a bookstore, card store, eyeglass store, yogurt/ice cream shop, Cinnabun Shop, restaurants, super market (Whole Foods?), etc. The mall can also integrate a library, post office (existed earlier in immediate area) and adult education. **(14)**
- Some people prefer to shop at Stoneridge and San Francisco instead of Bayfair. **(2)**
- Take out “no name” cheap stores.
- Macy’s needs to upgrade its look.
- Like the way mall stores are upgrading.
- Bayfair eliminated senior & kid-friendly activities. Bring them back.
- Keep Farmer’s Market on Saturday.

Access

- The mall has its back to the BART.
- Better signage is needed.
- Pedestrian connection is confusing when one exits the mall.
- Many students from Western Career College often walk on Thornally Dr. & Coelho Dr where there are no sidewalks.
- In the evenings, the parking lot is mostly used by the Western Career College students.
- No wheelchair access to East 14th Street.
- There is no bike parking in the mall.
- Access Road (East Bayfair Drive) is for buses and EMT vehicles only, but cars are using it now.
- Easier for the adults to come to the mall by BART than drive to the suburbs.
- Bus stop at Coelho & Moony is presently in dirt - muddy when it rains, many not paved
- Bus shelters need to be upgraded.

Security

- Really concerned about security and safety. At night, people won't walk even a few blocks. **(2)**
- Crime at bus stop on Coelho/Mooney in the evening **(2)**
- Would like more low-post lights framing roadways such as those on north side of pedestrian bridge to Target.
- Make area a safe and fun place where people want to shop.

Litter, cleanliness & landscaping

- Love landscaping and trees on Target Access Road on north side of Estudillo Canal. **(2)**
- Beautification needed.
- Mall is much better at general litter removal in its parking lots than BART.
- Treat mall with respect and people will come.

BART

Access

- Poor access between BART and Bayfair Mall/Theaters. Too few connections from BART to Bayfair. BART – Bayfair Center is access not children or senior friendly. Improve access between mall and BART station and make pedestrian pathway more pleasant and accessible. **(7)**
- No sidewalks on Coelho or Thornally. Need wider and well-maintained sidewalks. **(4)**
- No wheelchair access for Pedestrian Underpass. **(2)**
- Estudillo Canal is polluted. No one from mall comes to clean canal. Cleaned in past regularly by mall. **(2)**
- Only ADA accessible way to BART is via Elgin or Target/Estudillo Canal Bridge.
- Can assist with ADA audit of concept plans.
- Elevator is too far from fare gates. Not a good location.
- There is need for traffic calming in front of the station fare gates.
- The bus stops along the BART entrance are not entirely utilized.
- Road leading to passenger drop-off and pick-up is too narrow (cannot get around pass other cars).
- Great that BART is looking into better access for all individuals.
- Mitigate traffic congestion caused by new development.
- Traffic calming necessary (important along Colby)

Parking

- No neighborhood parking enforcement. Need parking program & enforcement to curb spillover parking into neighborhoods. Revenues may create new annual fees for residents or allow for hiring of more police officers. **(8)**
- Parking full after 9.00 AM. Need more parking. **(5)**
- New development should include more parking. Construct parking garage like Fruitvale BART garage. **(4)**
- New development should include more access to better transit. **(2)**
- Consider overhead walkway over Thornally, Estudillo Canal and Bayfair Dr. to get to Bayfair Center. **(2)**
- Lease available parking at Bayfair to accommodate overflow at BART.
- San Leandro officers should give out parking tickets on streets outside BART lot, not BART officers.

Security

- Inadequate lighting. Lighting was out in southwest lot on two occasions. **(5)**
- Increase police presence. Are BART Police present on weekends? Add undercover police to problem stations. **(3)**
- Pedestrian Underpass - Stairs go at angle, lack visibility. Nooks and corners are good for mugging. **(2)**
- Landscaping provides opportunities for prowlers to hide.
- Really concerned about security and safety.
- Fencing ugly which blocks visibility.
- Add surveillance cameras to parking and new parking garage (Hayward safest).
- Cars vandalized in parking lot in daytime.
- BART Police never sent victim of car vandalizing a copy of incident report
- People driving doughnuts in BART parking lots and in side streets.
- A lot of young kids loiter here. Not safe. Mugging issues.
- Close off underpass after BART hours.
- Sometimes drivers don't stop for pedestrians at crossings.

Litter, cleanliness and landscaping

- Trash around BART station, especially the perimeter in landscaping. Trash and lack of vegetation at SW corner (BART property) is horrible. **(6)**
- Underpass is used for urination (others ignore people urinating while they go through underpass). Odor bad in hot summer months. Hose down the underpass at least once a week. **(3)**
- Keep trees along Thornally Dr. **(2)**
- Graffiti and tagging a problem. Graffiti on signs, signage maintenance poor. **(2)**
- The station is not well maintained. **(2)**
- Landscaping maintenance needed at Colby Street at the BART SW Lot. **(2)**
- Issue of smell with the elevator.
- Newspaper stands could be cleaner and better organized.
- BART antennae could be more attractive.
- Noise is an issue with the neighbors with the BART PA announcements.
- Plant trees along BART tracks as sound buffers.
- Need more garbage cans.
- Beautification needed, landscaping plans should be mold free.
- Neighbors call BART to pick up litter (which they do) but only when they're called.
- Need public restrooms in BART station.

Development

- Maybe hold separate workshop on issues confronting Bay Fair and another one on development.
- Show real examples not proposed examples (show Hayward TOD that has been built instead of proposed Palo Alto TOD).
- Create homes and apartments near BART station like Hayward and South Hayward BART stations.
- Build Renewable / Green buildings.
- Bring commercial into the area to balance new housing and retail.

Other Issues

- Plenty of food and restaurants and housing in neighborhood.
- Limited retail along East 14th Street (only skateboard and specialty clothing stores).